01634 379 799

www.harrisonsreeve.com

HARRISONS REEVE

Flat 6, 7 Knights Templar Way

• Rochester

Price: £280,000

Flat 6, 7, Knights Templar Way, , ME2 2ZF
£280,000

- STUNNING 2 BEDROOM 2ND FLOOR MODERN APARTMENT
- OFFERING FANTASTIC RIVER VIEWS OF THE SURROUNDING AREA
- DOUBLE BEDROOMS, BEDROOM 1 BENEFITING FROM AN EN-SUITE SHOWER ROOM
- 2 ALLOCATED PARKING SPACES!!
- SERVICE CHARGE £118 PCM, GROUND RENT £250 P.A
- 999 YR LEASE FROM 01/08/2017
- OPEN PLAN LOUNGE/DINING/KITCHEN ROOM
- SECURE ENTRANCE
- FANTASTIC PROXIMITY TO MEDWAY VALLEY LEISURE PARK & MOTORWWAYS
- EPC RATING "B", MEDWAY COUNCIL TAX BAND "C"

Welcome to this charming apartment located in the desirable Knights Templar Way, Rochester. This property boasts a spacious 779 sq ft of living space, perfect for those seeking a comfortable and modern home.

Upon entering, you are greeted by a stylish reception room, ideal for entertaining guests or simply relaxing after a long day. The apartment features two well-appointed bedrooms, providing ample space for a small family, guests, or even a home office.

With two bathrooms, mornings will be a breeze in this apartment, ensuring convenience and privacy for all residents. The parking provision for two vehicles is a rare find in this area, offering you the flexibility and convenience that many properties lack.

Situated in a prime location, this apartment provides easy access to local amenities, schools, and transport links, making it an ideal choice for those looking for a convenient and comfortable lifestyle.

Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing and experience the charm and convenience that this property has to offer.

Entrance Hall
15'7" x 5'4" (4.77m x 1.64m)
Entrance door. Radiator. Built in utility cupboard with space and plumbing for washing machine.

Open Plan Living/Kitchen
27'9" x 12'5" max (8.46m x 3.79m max)
2 double glazed windows to front. Double glazed French doors leading to balcony. 2 radiators. Modern fitted kitchen comprising base and eye level units with work surfaces over. Integrated dishwasher and fridge/freezer. Built in electric oven, microwave and gas hob. Cupboard housing combination boiler.

Bedroom 1
13'1" x 9'5" plus door recess (4.01m x 2.89m plus door recess)
Double glazed windows to rear and side. Radiator. Built in double wardrobe.

En-Suite
7'5" x 4'7" (2.27m x 1.41m)
Suite comprising shower cubicle with mains fed shower unit, low level WC and wash hand basin. Chrome heated towel rail.

Bedroom 2
13'10" x 9'6" (4.23m x 2.92m)
Double glazed window to rear, radiator.

Bathroom
7'5" x 5'9" (2.27m x 1.76m)
Suite comprising panelled bath with mains fed shower unit over, low level WC and wash hand basin. Chrome heated towel rail.

Exterior
2 allocated parking spaces.

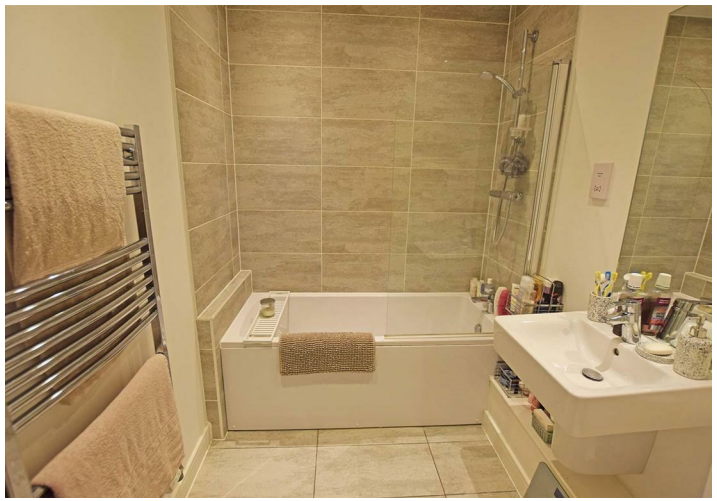
NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

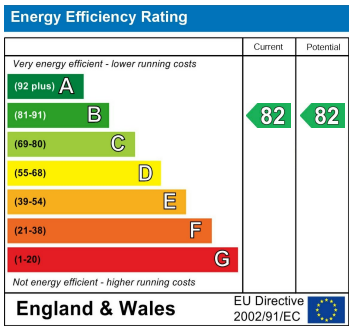
Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

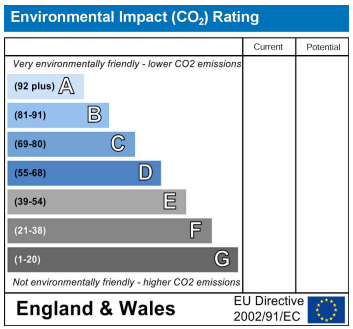
Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise







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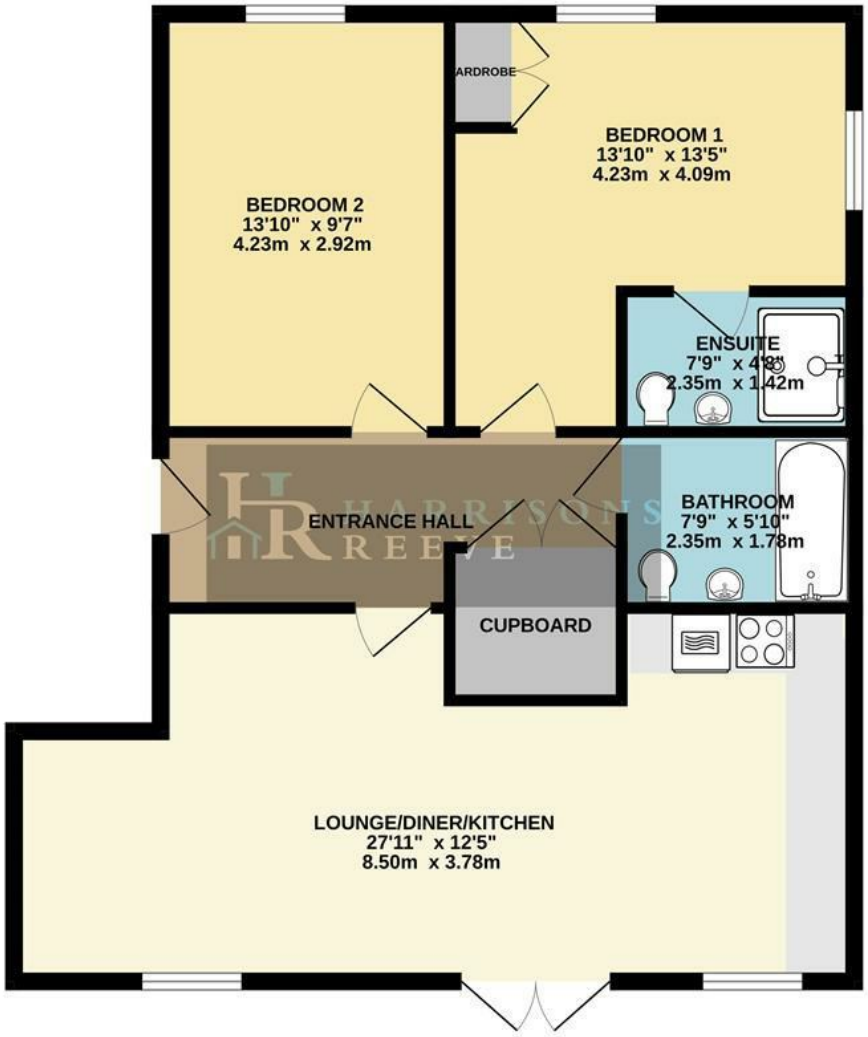
GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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